

**WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY**  
**SPECIAL MEETING AND PUBLIC HEARING MINUTES**  
**CITY OF RENTON**  
**MAPLEWOOD ADDITION AREA (EXPANSION) FILE NO. 2197**  
**MAY 4, 2006**

**Nelsen Middle School  
Renton, Washington**

The following Minutes are a summary of the Special Meeting/Public Hearing for a Notice of Intention proposing the annexation of the Maplewood Addition (Expansion) (File No. 2197). Complete written transcripts are available from the Boundary Review Board.

**I. CALL TO ORDER**

Charles Booth, Chair, convened the meeting of May 4, 2006 at 7:00 P.M.

**II. ROLL CALL**

The following members were present at the Special Meeting and Public Hearing:

Evangeline Anderson	Robert Cook
A.J. Culver	Lynn Guttman
Ethel Hanis	Roger Loschen
Michael Marchand	Judy Tessandore

**III. PUBLIC HEARING**

**INTRODUCTION:**

Chair Booth stated that the purpose of the Special Meeting is to conduct a Public Hearing for a Notice of Intention proposing annexation of Maplewood Addition (Expansion) to the City of Renton (File No. 2197).

The Boundary Review Board is charged with the task of providing independent review and decision-making with respect to applications for municipal annexations. Chair Booth described the standards for a quasi-judicial public hearing and the scope of the hearing. He explained the process for taking public testimony. Chair Booth opened the public hearing.

Chair Booth and Lenora Blauman described the proposed annexation as follows:

On April 21, 2005 the proponent, the City of Renton, filed a Notice of Intention for the Maplewood Addition Annexation with the Boundary Review Board (File No. 2197). The City of Renton proposed to annex 60.5 acres immediately east of the existing city boundaries. The proposed Maplewood Addition Annexation was based upon a Resolution by the Renton City Council approving a plan to add this territory into the community. This Resolution was approved in April of 2005.

In conjunction with that Notice of Intention, Renton officials invoked jurisdiction to request that the Board conduct a Public Hearing to permit citizens to participate in a simultaneous review of the Maplewood Addition Annexation and a separately proposed incorporation of a new City of Fairwood.

When the City invoked jurisdiction, Renton officials also stated their interest in requesting that the Board consider an expansion of the proposed Maplewood Addition Annexation.

The Board conducted a Public Hearing on the originally proposed Maplewood Addition Annexation (60.5 acres) on March 20, 2006.

The Board agreed at a Public Hearing of March 30, 2006 (in conjunction with the corollary review of the proposed incorporation of the City of Fairwood ) to undertake a separate Public Hearing on May 4, 2006 to review options proposed by the City of Renton for expansion of the annexation of the Maplewood Addition Area.

This decision is consistent with the opinion of Robert Kaufman, Special Assistant Attorney General, that the Boundary Review Board's jurisdiction was duly invoked for File No. 2197. Therefore, the Boundary Review Board is permitted by statute (Chapter 36.93 RCW) to consider the City of Renton's request to expand the Maplewood Annexation.

The Boundary Review Board is conducting this Public Hearing in keeping with its statutory mandate (Chapter 36.93 RCW, *et seq.*) in order to provide an opportunity for citizens to participate in the review of the proposals for the Maplewood Addition annexation to the City of Renton. More specifically:

- The Board may consider the Maplewood Addition Annexation as initially proposed and without modification to boundaries.
- The Board may consider the Maplewood Addition with revisions including the entirety – or portions of modifications to the area as proposed by the City of Renton (Option 1, Option 2, and/or Option 3).
- The Board may not consider revisions to Maplewood Addition which would result in modifications to the annexation which expand (exceed) the annexation boundaries proposed by the City of Renton.

Following the conclusion of the public hearing, the Boundary Review Board will deliberate and make a decision with respect to the proposed Maplewood Addition Area Annexation. The Boundary Review Board is required to base its decision on several regulations and guidelines. Specifically, the Board must consider RCW 36.93, Sections 170 (Factors) and 180 (Objectives). This is the state law that creates and guides the board. These Factors and Objectives are printed on your agenda. The Board decision must also be consistent with the State Growth Management Act, with the King County Comprehensive Plan and with other regional plans and policies adopted by the proponent.

The Board can make a decision to approve the Maplewood Addition Annexation as initially proposed by the City of Renton. The Board can make a decision to modify the boundaries of the proposed Maplewood Addition Annexation Area, based upon the options proposed by the City of Renton, and as permitted by Chapter 36.93 RCW. The Board can deny the proposed annexation of the Maplewood Addition Area.

Under Chapter 36.93 RCW, if the Board approves the annexation, then the City of Renton may act to annex only those properties prescribed by the decision of the Boundary Review Board. If the Board approves annexation with modified boundaries, the City may approve annexation including only those boundaries prescribed by the Board.

The proposed Maplewood Addition Annexation Notice of Intention (File No. 2197) was submitted to the Boundary Review Board under a method that requires petitions but requires no election to confirm an annexation. . The City of Renton has the authority to determine whether an annexation will be subject to election. The Boundary Review Board does not determine whether an annexation occurs through the petition method or the election method as permitted by RCW 35A.14.

If the Board denies the annexation, then the City of Renton may not proceed with the annexation (under Chapter 36.93 RCW.) Chapter 36.93 establishes conditions for the timing of future efforts to annex lands when previous annexation efforts have been unsuccessful.

The City of Renton may also decline to take action to finalize an annexation permitted by the Boundary Review Board. In such event, the area will remain in unincorporated King County.

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**PROPONENT PRESENTATION:** CITY OF RENTON – DEPARTMENT OF ECONOMIC DEVELOPMENT, NEIGHBORHOODS, AND STRATEGIC PLANNING: DONALD ERICKSON, SENIOR PLANNER

Donald Erickson presented the City of Renton proposal for the expansion of the annexation of the Maplewood Addition Area. Mr. Erickson's presentation (including information provided in response to questions by the Boundary Review Board) is summarized below:

Mr. Erickson defined and described the original proposal for the Maplewood Addition as a 60.5 acre territory. This Area is bordered on the south and east by Cedar River. SR 169 forms the northern border of this community. The Area is underlain by a sole source aquifer.

The Maplewood Addition Area fully developed with single-family homes. King County has zoned this land for Urban Residential uses (6-9 dwelling units per gross acre). The City of Renton would likely permit four units per net acre in this Area as the lower density is consistent with existing density in the community.

Mr. Erickson testified that Renton is seeking authorization from the Boundary Review Board to expand the Maplewood Addition Area because the City believes that annexation of a greater area will benefit both citizens of the entire community and the citizens of Renton. Key to this benefit is the fact that the City of Renton, as an established community with a strong fiscal base, is well-positioned to govern and serve the great Maplewood Addition Community.

The City of Renton's resource base and expertise is reportedly particularly key to the protection of the Maplewood Addition Area and the City of Renton based upon the complexity of the underlying natural environment, which includes the Cedar River, a sole source aquifer, a floodplain, and sloped terrain which constitutes a landslide area. Further the City is seeking to ensure that the built environment – private homes, roadways, and public spaces (Maplewood Golf Course, Ron Regis Park) are preserved for the greater community.

To promote strong and stable local government for the citizens, the City of Renton offers three proposed options for expansion of the basic annexation of Maplewood Addition as follows:

- Option 1 (Renton School District) - This Option, at 665 acres, would include 648 single-family homes and 237 multi-family homes. The total estimated population (at 2.5 persons for single-family units and 1.8 persons for multi-family units) would be 2,047 persons. This option includes commercial space of approximately 97,400 square feet.
- Option 2 (Valley Floor) - This Option, at 346 acres, would include 360 single-family homes and 237 multi-family homes. The total estimated population (at 2.5 persons for single-family units and 1.8 persons for multi-family units) would be 1,330 persons. This option includes commercial space of approximately 97,400 square feet.
- Option 3 (Aquifer Protection Area) - This Option, at 102 acres, would include 161 single-family homes and 1417 multi-family homes. The total estimated population (at 2.5 persons for single-family units and 1.8 persons for multi-family units) would be 657 persons. This option includes no commercial space.

Each of these options would address – in greater or lesser measure – the geographic connection of this entire area to Renton. Land use designations and land uses would continue essentially as permitted at the present time. King County permits 6-12 units per gross acre. Renton would authorize four units per net acre to complement current development levels. This zoning would also be appropriate to ensure protection of the underlying terrain and water sources.

Each option would also address the existing access to and use of goods, services, and amenities available in the City of Renton. Renton has the necessary resources to provide public services and facilities (e.g., fire and police services, utilities to the greater community.

Renton has the expertise necessary – and a demonstrated commitment – to emergency management necessary to protect the natural environment (e.g., aquifer protection, flood control). Protection of the natural environment (valley floor, flood plain, landslide hazards) and built environments are fundamental to the habitability of the area.

Mr. Erickson further reported that the City of Renton has the fiscal resources required to provide appropriate services to the greater Maplewood Addition Area. Specifically, while the annexation of the greater Maplewood Addition Area (under each option) would create a small negative fiscal impact ranging from \$41,000 under Option 1 to \$57,000 under Option 3,, the City of Renton reportedly is sufficiently funded to provide the citizens of the Maplewood Addition Area with the same level of services provided to the citizens of the existing City of Renton. More specifically, the City spends \$3,000 per citizen for public facilities (e.g., streets and highways, parks and recreation facilities, libraries) and services (e.g., fire service, police services). Utility services are also provided as requested by citizens or as required by the King County Department of Health.

Mr. Erickson further reported that the Fiscal Feasibility Analysis for the Proposed City of Fairwood indicates that the new jurisdiction would have sufficient resources to allocate funding of \$500 per citizen for similar public services and facilities.

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Mr. Erickson testified that the expansion of the Maplewood Addition Area annexation would be consistent with relevant King County Comprehensive Plan/Countywide Planning Policies including policies that identify and protect regional open spaces, urban separators, habitats, water quality (e.g., Policies CA-7; CA-10, CC-6), Other policies support annexations as a suitable means to ensure that citizens can receive a full range of urban services (e.g., Policy LU-31, LU-32).

Mr. Erickson further testified that expansion of the Maplewood Addition Area (under each of the options) would more effectively comply with the Boundary Review Board Objectives (RCW 36.93.180). Specifically, the expanded Maplewood Addition would provide for protection of the Maplewood Addition Area neighborhood through the creation of logical boundaries while allowing similarly reasonable boundaries for the incorporation of a new City of Fairwood. The expansion of the Maplewood Addition Area creates a logical and practical service area which the City of Renton has the fiscal resources and professional expertise to govern and serve.

The proposed City of Fairwood, as a small, new entity with a limited tax base is likely to face significant challenges in providing basic services and in the provision of services necessary to respond to emergencies such as flooding or landslides within the community and/or the greater area. Adequate basic services and emergency responses are fundamental to public health and welfare.

Mr. Erickson requests that the Boundary Review Board approve an expanded Maplewood Addition based upon the option that will most effectively provide for local governance of this community.

PRESENTATION OF FISCAL FEASIBILITY ANALYSIS: BERK & ASSOCIATES:  
BRETT SHECKLER

At the Special Meeting/Public Hearing of May 4, 2006, Berk and Associates representatives presented the supplement to the Fiscal Feasibility Analysis for the proposed Incorporation Area. This supplement was requested by the Boundary Review Board to provide information

concerning the ways in which the exclusion of the expanded Maplewood Addition Area (Option 1, Option 2, and Option 3) would affect the overall financial feasibility of the proposed City of Fairwood. Following is a summary of the statement (including responses to inquiries).

Mr. Sheckler reported that the supplement to the Fiscal Feasibility Study addressed the key elements of local governance as related to the geographic areas proposed for annexation to the City of Renton. The Supplemental Fiscal Feasibility Analysis examined population based upon the 2000 Federal Census (updated as feasible). The study considered existing and potential future land uses (e.g. residential uses, commercial uses, public spaces). The analysis was based upon a household size of 2.7 persons – a number that was considered to be consistent with general household size in the greater area.

This data was employed to identify and address revenue and costs relating to baseline requirements for governance and service to the identified communities.

The supplemental study determined changes in revenue sources/amounts anticipated from a change in boundaries from a proposed City of Fairwood. The study evaluated all taxes, fees, and other funding sources. For 2007, the gross reduction in city revenues is estimated to range from a maximum of \$146,000 for Option 3, to \$465,000 for Option 2, and \$724,000 for Option 1.

Expenditures could not be equally clearly detailed because the City of Fairwood would likely be required to provide a base level services (and incur costs for those services) which could not be reduced at a *quid pro quo* level to accommodate the removal of the Maplewood Addition. For example, the City of Fairwood would likely be required to have a basic cadre of city officials that would not be reduced with the elimination of the Maplewood Addition Area from the boundaries of the new City. Similarly, the City would be required to fund a baseline level for police service; these costs would likely not be reduced by the proposed reduction of the size of a new City of Fairwood.

Mr. Sheckler concluded that the Supplemental Fiscal Feasibility Analysis reportedly finds that removal of lands from the proposed new City of Fairwood under all options proposed by the City of Renton would negatively impact the fiscal strength of the proposed new City. These negative impacts are report to occur both in the near term and the longer term. Option 3 would have the least negative impact on the City of Fairwood.

KING COUNTY: OFFICE OF THE EXECUTIVE – ELISSA BENSON, SENIOR POLICY PLANNER

Elissa Benson reported that King County continues to support the Maplewood Addition annexation by the City of Renton as originally proposed at 60.5 acres.

King County officials are concerned that an expansion of the Maplewood Addition Annexation could have a substantially negative effect upon the capacity of the proposed new City of Fairwood to govern and serve the residents of that community.

The County also continues to support an opportunity for the citizens of the Fairwood Area to determine whether they would choose to join a new city or remain unincorporated pending a future consideration of options for local governance.

The County shares the interest of the local communities – both Renton and Fairwood – in the protection of environmentally sensitive areas (e.g., Cedar River, sole source aquifer, anadromous streams). The local government that becomes responsible for governing these areas will be required to ensure the preservation of these valuable natural areas through independent efforts and/or regional partnerships.

The County is concerned, as well, with the management of SR 169. Maintenance and improvements to the roadway will also be the responsibility of various governments working in partnership.

The County acknowledges that the Boundary review Board is faced with complex and competing issues in the review of the proposed transition of lands to local governments. The County looks forward to provide any additional information that the Boundary Review Board seeks to complete evaluation of the Maplewood Addition Area.

#### OTHER GOVERNMENT JURISDICTIONS:

Fire District No. 40 representative (Paul Witt) reported that this District, which currently serves the Maplewood Addition Area together with the greater area (e.g., Fairwood, Cascade) has a continuing commitment, as well as the funding and resources, to provide service to these communities. Service includes fire protection and emergency medical services.

Commissioner Witt stated that Fire District No. 40 is best positioned to provide complete and efficient services to the Maplewood Addition Area. He further testified that, while the City of Renton also currently provides fire and emergency services to the community, City of Renton service providers reportedly must travel greater distances to serve this Area. Annexation of the Maplewood Addition Area to the City of Renton could therefore reduce levels of fire protection and emergency services to this community.

Commissioner Witt stated that, while services may be provided to a community by a single District or City; services may also be provided through mutual service agreements. At the present time, Fire District No. 40 and the City of Renton operate interdependently through such an agreement so that the agency best positioned to respond to a specific service call provides that emergency service. This mutual service plan could continue if Maplewood Addition (as originally proposed or as expanded) were to be annexed to the City of Renton.

Board members and citizens were requested to carefully scrutinize data provided by the various service providers in order to assess which jurisdiction (i.e., Fire District 40; City of Renton) possesses the necessary assets and most relevant experience to provide future services to the potential incorporation area.

#### GENERAL TESTIMONY

##### COMMUNITY GROUPS:

Aaron McLuen and Joe Giberson, representing the Fairwood Task Force, reported that the Task Force would not object to the Maplewood Addition Area annexation as originally proposed by the City of Renton. However, the Task Force strongly believes that any expansion of that annexation would fail to meet the provisions of state laws.

Mr. McLuen referred to communications from Rod Kagesuma, legal counsel, to the Boundary Review Board (File 2197 – Exhibit E) which report an opinion that the Legislature, in the crafting of RCW 36.93.116, intended simultaneous review – but not expansion – of an annexation proposal submitted to the Boundary Review Board within 90 days of a submittal of a Notice of Intention for Incorporation. The proposed expansion is reported, further, to be inappropriate because the City of Renton does not base that proposal on documented interests of affected citizens.

Mr. McLuen stated that an expansion of the annexation area would not be consistent with RCW 36.93.170 and RCW 36.93.180. For example, Mr. McLuen and Mr. Giberson reported that the citizens of the area have documented (by petition and survey) their affiliation with and interest in joining a new City of Fairwood (RCW 36.93.180 [1]). There has not been a similar level of documented citizen interest in annexation to Renton.

Expanding the Maplewood Addition Area into the City of Renton is considered to be inconsistent with RCW 36.93.180 (2) – (4) and RCW 36.93.170 because the area is reported to be more closely connected to the Fairwood community with respect to physical boundaries. Based upon that linkage, services could be more effectively and efficiently provided by a new City of Fairwood.



Further, Mr. McLuen and Mr. Giberson reported that the Task Force recognizes the presence of critical areas (e.g., aquifer and slopes) in the expanded Maplewood Addition Area. The Task Force agrees that caring for the environmentally sensitive areas is a key task of the government. He stated that the new City of Fairwood would provide – either directly or by contract – for routine maintenance and emergency management in these areas. Renton's concerns for critical area protection of lands immediately adjacent to the City could be effectively addressed by permitting annexation of steep slopes adjacent to the Cedar River.

Mr. McLuen stated that each of the proposed options for expansion of Maplewood Addition would reportedly be inconsistent with the Growth Management Act because the fragmentation of the proposed new City of Fairwood would reduce the economic base of the new community. Mr. McLuen and Mr. Giberson stated that Berk & Associates reports that a new City of Fairwood would be fiscally sound based upon incorporation of the 4500 acre area proposed in the Notice of Intention. However, Berk & Associates concludes that removal of the greater Maplewood Area from the proposed City of Fairwood boundaries would result in a financial loss that would jeopardize the future of the community. This action would conflict with the will of the citizens.

It was reported that Renton's interest in annexation of the greater Maplewood Addition Area reflected an interest in the economic gain to the Renton community both through a potential increase in density of permitted land use and through a related gain in funds (via taxes and fees) to the City of Renton. While Renton proposes a density level equal to the existing density level, the City could still increase its financial base because currently vacant or underdeveloped properties could be developed with new uses that would generate a greater tax base.

A new City of Fairwood could also benefit from new development or redevelopment to address housing requirements and commercial/service requirements. New development would also provide funding for the City. However, to date, specific standards for uses and fees to fund services to the community have not been established; establishment of such plans and laws would be the task of the Fairwood City Council.

Failure to incorporate a new City of Fairwood would result in the area remaining unincorporated territory which would be inconsistent with King County's mission and policy to ensure that urban areas are governed by cities.

Mr. McLuen concluded that the Task Force respectfully requests that the Boundary Review Board consider restricting approval of the annexation only of the originally proposed Maplewood Addition Area (with the addition of the steeply sloped area immediately adjacent to the Cedar River).

With that action by the Board, the registered voters living within the boundaries of the proposed new City of Fairwood could then have the opportunity to choose to join Fairwood, or join the City of Renton, or to remain as residents of unincorporated King County.

Bill Hulten speaking on behalf of the Maple Ridge Estates community, reported that this community is proposed by the City of Renton for inclusion in the expanded Maplewood Additions Area. He reported that a survey of Maple Ridge Estates residents was conducted to assess their interest in annexing to the City of Renton as compared to their interest in joining the new City of Fairwood. Mr. Bill Hulten reported that the preponderance of residents surveyed expressed a preference for affiliation with the Fairwood community.

John Wruble, speaking on behalf of the Elliott Farms community, reported that this community is proposed by the City of Renton for inclusion in the expanded Maplewood Additions Area. He reported that a survey of Elliott Farms residents was conducted to assess support for annexing to the City of Renton or for joining the new City of Fairwood.

Mr. Wruble reported that a preponderance of residents surveyed expressed a preference for incorporation into a new City of Fairwood, based upon community amenities, access to public facilities, and availability of services.

Mr. Wruble reported that citizens of Elliott Farms believe that Renton's interest in annexation is for financial gain to the City, rather than to serve the citizens. Further, the citizens believe that the City of Fairwood would give equal – or greater – protection to the aquifer than would be provided by the City of Renton.

Mr. Wruble reported that the survey determined that the citizens – whatever their preferred form of local government – wish to be able to vote in this matter.

Stephanie Lorenz speaking on behalf of the Maplewood Addition Area (the originally proposed annexation area), reported that 60% of the citizens of this community duly petitioned for annexation to the City of Renton.

Under RCW 36.93 the City of Renton and the Boundary Review Board could have completed review of this annexation by an administrative system that does not mandate a public hearing. The City of Renton agreed to request a public hearing for the benefit of the citizens of the Maplewood Addition Area. The citizens of the area continue to be interested in annexation to Renton. The Fairwood Task Force does not object to the removal of this acreage from the boundaries of the proposed new city.

Annexation of the originally proposed Maplewood Addition Area (60.5 acres) to the City of Renton reportedly clearly achieves the provisions of RCW 36.93.170/.180 – the criteria that the Boundary Review Board must use to make decisions.

#### INDIVIDUAL CITIZENS:

Twenty-three citizens spoke to their interest in future forms of local governance for this area. In summary, this testimony included the following statements:

- Speakers testified that citizens require complete and comprehensive information in order to determine whether the best form of government could be provided by a new City of Fairwood, by the City of Renton, or by remaining residents of King County.

Fiscal viability of the various jurisdictions is one key factor in the decision-making process. Availability of public services and facilities is a key factor as well. Community commitment to citizens also is a fundamental element in the decision making process undertaken by citizens.

- There was testimony that Berk & Associates Fiscal Feasibility Analysis states that a new City of Fairwood would have the fiscal resources necessary to govern citizens and to provide basic services. Berk & Associates reports that the financial health of the new City would reportedly be stronger with the inclusion of the Maplewood Addition Area; however, the City of Fairwood would be viable if the Maplewood Addition Area were excluded from the new community.

Fiscal information provided by the City of Renton conflicts with that information provided by Berk & Associates.

Based upon information provided by Berk & Associates and by the City of Renton, many of the citizens of the greater Fairwood community (including the Maplewood Addition Area) have reportedly continued to express their preference for joining a new city. Those citizens reportedly believe that a small city would better serve the community and that costs for services would be less than costs incurred by citizens of the City of Renton.

The Berk & Associates study is an independently prepared document and therefore the results of that study – combined with the stated preferences of the citizens -- should be duly considered as valid by the Boundary Review Board.



If the citizens are provided with a right to vote and choose not to incorporate into a new City of Fairwood, community members can then consider annexation to Renton.

- Speakers testified that persons living in neighborhoods throughout the area proposed as a new City of Fairwood – in single-family homes, in mobile homes, and in multifamily dwelling units -- described a geographic connection (e.g., access) and social affiliation with the proposed new City of Fairwood.

Speakers also testified that the City of Fairwood is the preferred government for this area because the new city can provide services and amenities at a reasonable cost, whereas, annexation to the City of Renton would reportedly result in new taxes and fees.

Renton would benefit from the annexation by receiving monies permitted under a new statute (SB 6686) that permits a city that annexes new land to receive a portion of state sales taxes based upon the increased number of city residents.

The City of Fairwood has an interest in protection of environmentally sensitive areas that is equal to the interest of the City of Renton.

- Speakers testified that the City of Renton proposal to expand the Maplewood Addition Area is reportedly an encroachment that is inappropriate under the law. Further this greater annexation reportedly prevents citizens of the affected areas from exercising their right to vote to determine their future form of government.
- Speakers testified that the citizens of the originally proposed Maplewood Addition Area (60.5 acres) petitioned to annex to the City of Renton – rather than to be incorporated into a new City of Fairwood. These citizens reportedly continue to want to annex to the City of Renton.
- Speakers testified that persons living in areas within the proposed expanded Maplewood Addition Area (e.g., Molasses Creek, Cedar River Apartments) describe a closer affiliation with the City of Renton.

A number of residents (particularly those living in communities nearer to the Cedar River, SR 169, and/or the City of Renton) reportedly prefer to be removed from the proposed Fairwood Incorporation Area in order to be included in the City of Renton.

Support for annexation to the City of Renton is reportedly based upon:

- geographic proximity to the City;
  - availability of and access to public facilities and services within the City;
  - the City's demonstrated healthy, stable financial base;
  - the likelihood that there will be a stable level of benefits and costs to residents (e.g., housing values, real estate taxes);
  - the City's commitment to protection of critical environmental resources.
- There was also testimony from citizens who have not yet made a decision as to their preference for a future local government or wish to remain within unincorporated King County. Speakers wish to have the right to vote upon their future form of governance.

REBUTTAL: CITY OF RENTON – DEPARTMENT OF ECONOMIC DEVELOPMENT,  
NEIGHBORHOODS AND STRATEGIC PLANNING: ALEXANDER PIETSCH,  
ADMINISTRATOR

Mr. Pietsch presented a rebuttal statement and provided responses to inquiries from the Boundary Review Board.

Mr. Pietsch stated that the City of Renton looks forward to the decision by the Boundary Review Board to establish the boundaries for the Maplewood Addition Area Annexation that best achieve the criteria set by state law (RCW 36.93, *et seq.*).

Mr. Pietsch stated that the City would be pleased to annex and serve the territories included in Maplewood Addition Area Option 1, Option 2, or Option 3. The City would also support the removal of the entire Maplewood Addition Area from consideration for annexation or incorporation at this time, to permit those citizens to remain in unincorporated King County for the present and to make a decision to join a local government at a later date.

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Mr. Pietsch stated that, in planning for annexation of the proposed Maplewood Addition, the City of Renton conducted a fiscal analysis to determine revenues from and expenditures for governance and service to this area. The City of Renton's analysis assumed an allocation of \$3000 per person for routine and emergency services. This allocation (and the corollary levels of service) is equivalent to those benefits presently provided to all citizens of Renton.

This study found that the City's expenditures for the Maplewood Addition Area would only modestly exceed revenue generated from the community. The study was based upon a conservative program that is routinely employed by the City and that has provided results that have been demonstrated over time to be both reasonable and accurate.

Mr. Pietsch stated that the analysis did not include funding from the State of Washington based upon the recently approved sales tax transfer (SB 6686) as, in order to qualify for the sales tax transfer, the City would need to annex an area that included a minimum of 10,000 persons. The maximum estimated population with the proposed Maplewood Annexation Area - Option 1 (660 acres +/-) would include fewer than 5,000 persons.

Mr. Pietsch reported that City of Renton studies find that the new City of Fairwood would lose some funding if the Maplewood Addition Area were to be annexed to Renton. However, the new City of Fairwood (with an estimated population of more than 20,000) would be eligible for funding under SB 6686. Additionally, the City of Fairwood would experience lower costs for governance and service because the community would be based upon a smaller area – that is less environmentally fragile – to govern and serve.

Mr. Pietsch stated the City of Renton has welcomed citizens who seek annexation to the City. The City has sponsored numerous outreach activities for the residents of the original Maplewood Addition Area. The City has, however, relied upon the Boundary Review Board to provide notice of the proposed expansion of the annexation area to residents of the greater Maplewood Addition Area (Option 1, Option 2, Option 3).

The Boundary Review Board has provided a series of legal notices in regional and local newspapers. The Board has also posted notices in and adjacent to the annexation area.

Mr. Pietsch stated that the number of citizens who have participated in this process is limited and the participants have shared varying opinions concerning future governance. However, in the event that the Board approves an expanded annexation area, the City will conduct an extensive public review process for the affected citizens. The City's commitment to the public review process is confirmed by the fact that the City – which could have moved forward with the Maplewood Addition Area review process without a public hearing – chose to support public participation by requesting that the Board conduct a public hearing for the proposed annexation of the Maplewood Addition Area.

Mr. Pietsch concluded that the City of Renton has made a commitment to provide quality governance and public services to those citizens who will be coming into Renton as a result of the decision by the Boundary Review Board with respect to the Maplewood Area Annexation.

#### **IV. DETERMINATION OF THE STATUS OF THE PUBLIC HEARING**

At the completion of public testimony at the May 4, 2006 Special Meeting/Public Hearing for the proposed City of Renton annexation of Maplewood Addition Area, Chair Booth instructed the Board with respect to procedures for continuation of the public hearing and/or the closure of the public hearing in this matter.

ACTION: Roger Loschen moved and Evangeline Anderson seconded a motion that, in the matter of the proposed City of Renton Maplewood Addition Annexation (File No. 2197), the Boundary Review Board shall close the public hearing to oral testimony. The record shall be maintained open for the following documents until Monday May 8, 2006 at 12:00 P.M.:

- Distribution ("dot") maps to provide information as to addresses of the persons residing in the Maplewood Addition Area (Expanded) who signed community petitions expressing preferences for joining Fairwood.
- Copies of the descriptive language on each of the petitions distributed in the community

The Boundary Review Board shall hold a Special Meeting for the sole purposes of deliberation and coming to a preliminary decision in the matter of File No. 2197. This Special Meeting shall take place on Monday, May 8, 2006 at 7:00 P.M. at Nelsen Middle School in Renton, Washington.

The Board adopted the motion in the matter of File No. 2197 by a unanimous vote.

#### **V. ADJOURNMENT**

ACTION: Lynn Guttman moved and Evangeline Anderson seconded a motion that the Boundary Review Board adjourn the May 4, 2006 Session of the Special Meeting/Public Hearing in the matter of the proposed annexation of the Maplewood Addition Area to the City of Renton.

The motion passed by unanimous vote. Chair Booth adjourned the meeting at 10:10 P.M.